

TBD CR 453, Merkel, Texas 79536

MLS#: 20880057 \$ Active

Property Type: Land

TBD CR 453 Merkel, TX 79536

SubType: Ranch

LP: \$665,000

OLP: \$772,950

Recent: 06/24/2025 : DOWN : \$772,950->\$665,000



Subdivision: none
County: Jones
Country: United States
Parcel ID: [R20871](#)
Lot: Block:
Spcl Tax Auth:

Lst \$/Acre: \$4,293.09

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Land SqFt: 6,747,444 Acres: 154.900 \$/Lot SqFt: \$0.10
Lot Dimen: Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog: # Lakes: Pasture Acres: 35.00
Land Leased: # Tanks/Ponds: 1 Cultivated Acres: 120.00
AG Exemption: Yes # Wells: 1 Bottom Land Ac:

School Information

School Dist: Merkel ISD
Elementary: Merkel Middle: Merkel High: Merkel
Intermediate: Merkel

Features

Lot Description: Acreage, Agricultural, Few Trees, Native - Mesquite
Lot Size/Acres: Over 100 Acres Restrictions: No Known Restriction(s)
Present Use: Agricultural, Cattle, Crops, Crops and Livestock, Investment, Livestock, Pasture, Ranch, Recreational, Residential Easements: Electric, Utilities, Water Lines
Zoning Info: N/A Type of Fence:
Development: Unzoned Exterior Bldgs:
Street/Utilities: All Weather Road, Co-op Water, Electricity Available, Outside City Limits, Rural Water District, Well Prop Finance: Cash, Conventional, Federal Land Bank
Soil: Possession: Closing/Funding
Surface Rights: Showing: Appointment Only
Waterfront:

Remarks

Property Description: Discover the perfect blend of West Texas beauty and agricultural potential with this 154.9-acre property, located just 10 minutes northwest of Tye. With a generous half mile of frontage on CR 453, this land features an existing rural water meter with water line running to cattle pens. Additionally, the property has a water well with a new pressure tank. With 35 acres of wooded terrain providing essential cover for livestock and abundant wildlife, and approximately 120 acres of level to slightly sloping cultivated land, this property is ideal for wheat production and grazing. The excellent perimeter fencing, along with a new concrete feed lane and bunk system equipped with the watered pens, makes it perfect for holding "fresh" cattle or calving heifers. Additionally, with its close proximity to Merkel and north Abilene, this property could also be an ideal development location. Enjoy breathtaking views of West Texas sunsets while investing in a property that offers agricultural or developmental opportunities! **Buyer to Verify all Schools & Utilities**

Public Driving Directions: From Tye, go North on FM 707 6.8 Miles. Turn left on FM 605 and go West 2.6 miles. Turn right on CR 453 and place will be on the left in 1 mile.

Private Rmks: Text or call LA for showing appt. There are cattle on the property, so gates must be closed upon entering and exiting the property.

Seller Concessions YN:

Agent/Office Information

CDOM: 92

DOM: 92

LD: 03/24/2025 XD:

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Abilene](#) (TRLAB) 325-261-0319

LO Addr: 4101 US Hwy 83 Tuscola, Texas 79562

List Agt: [James Pettit](#) (0803975) 254-485-0576

LA Email: jason@trinityranchland.com

LA Website:

LO Fax: 254-725-4184 Brk Lic: 0432195

LO Email: karen@trinityranchland.com

LA Cell: LA Fax:

LA Othr: LA/LA2 Texting: Yes/

LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information

| | | | | | |
|--------------------|------------------------------|---------------------|--------------|---------------------|-------------------------------------|
| Call: | Agent | Appt: | 254-485-0576 | Owner Name: | Superior Progeny and Nutrition, LLC |
| Keybox #: | Contact LA | Keybox Type: | Combo | Seller Type: | Standard/Individual |
| Show Instr: | Contact LA for showing appt. | | | | |
| Show Srvc: | None | | | | |
| Showing: | Appointment Only | | | | |

Prepared By: Kaedy Stovall Trinity Ranch Land Cisco on 06/24/2025 12:34

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